
April

PRAIRIE WOODS

2025

HOA Quarterly Newsletter

President's Message

Rich Aguilar

The PWHOA will hold its Annual Board Election on Tuesday, April 8th. Voting will take place from 6:30 to 7:30 PM at 2504 Fen View Circle. We strongly encourage all residents to participate by voting in person. If you're unable to attend, you may submit your completed absentee ballot, which is included with this newsletter.

Scott Kochaney, our current treasurer, and I are seeking re-election to the Board. Scott has served on the Board in various roles almost continually since its inception in 2006. I have served as your Secretary and President for nearly seven of the eleven years I've lived here.



This year, an important HOA rule amendment is included on the ballot. The amendment addresses the potential issue of Prairie Woods residences being used as “party” houses through short-term rentals on platforms such as Airbnb, HomeAway, VRBO, and others.

You might wonder why this amendment is being proposed, especially since this hasn't been a concern in the past. The answer is simple: the HOA Board voted to include this proposal on the ballot as a proactive measure to ensure it never becomes a problem. The proposed wording, reviewed and recommended by our HOA attorneys, strikes a balance between preserving the community's stability and respecting homeowners' rights.

To be clear, this amendment does not restrict traditional rentals. Instead, it introduces specific restrictions aimed at safeguarding the neighborhood we all cherish. Please take the time to vote on this important issue—your input is vital to maintaining the peace and stability we value in Prairie Woods.

HOA Meetings to Return to the Neighborhood

Nobody, myself included, enjoys braving winter weather unless absolutely necessary. That's the beauty of hosting our winter HOA Board meetings on Google Meet—Board members and residents alike can participate from the comfort of their homes.

However, these virtual meetings lack one key element: a sense of community. Now that winter is behind us, the Board would like to bring our meetings back into the neighborhood—and this is where you come in. We're looking for residents who are willing to host a meeting at their homes throughout the year. This offers a chance for neighbors to connect face-to-face and continue building relationships after the official meeting concludes.

If you're interested in hosting, please contact Rich Aguilar at president@prairiewoodshoa.com. Meetings are typically held on Tuesday evenings at 6:30 PM and last about 60 to 90 minutes. All that's needed is your driveway, patio, or garage as a backup in case of inclement weather. Our next meeting is scheduled for Tuesday, May 13th at 6:30 PM. We hope to see you there!

Let's Take Care of Our Future

Although we recently experienced a significant snowfall, it seems safe to say that winter has finally bid us farewell. The sight of green lawns and neighbors enjoying the outdoors is truly uplifting.

The increase in young children within our community is equally heartening; however, it does raise concerns about safety for drivers passing through the subdivision. Please keep in mind that the speed limit throughout Prairie Woods is 20 MPH—and there's no harm in going even slower when necessary. Let's work together to ensure the safety of all the children and grandchildren in our neighborhood.

HOA Board Members

President	Rich Aguilar
Vice President	Sam Duggan
Treasurer	Scott Kochaney
Secretary	Jen Pope
Projects/At Large	Jason Geist

Upcoming HOA Meetings

May 13, 2025 @ 6:30 pm

Location or Google Meet link will be posted on the HOA website and Facebook page

www.prairiewoodshoa.com